



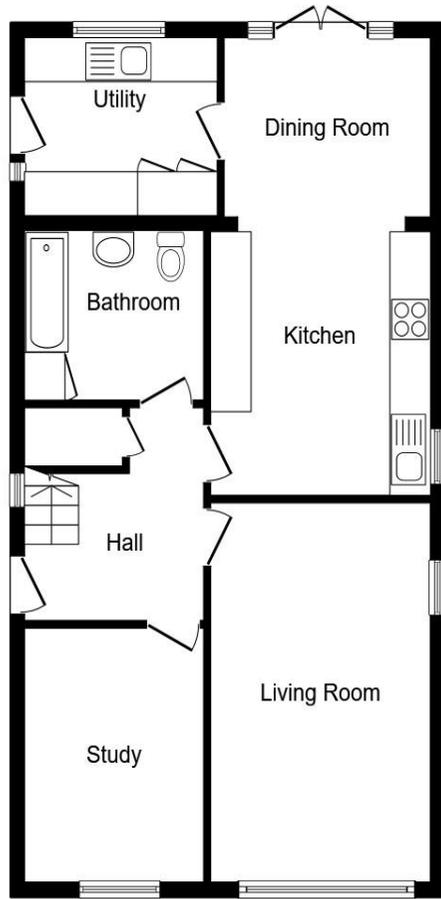
**Westcroft Drive, Ossett WF5 9RA**

**welcome to**

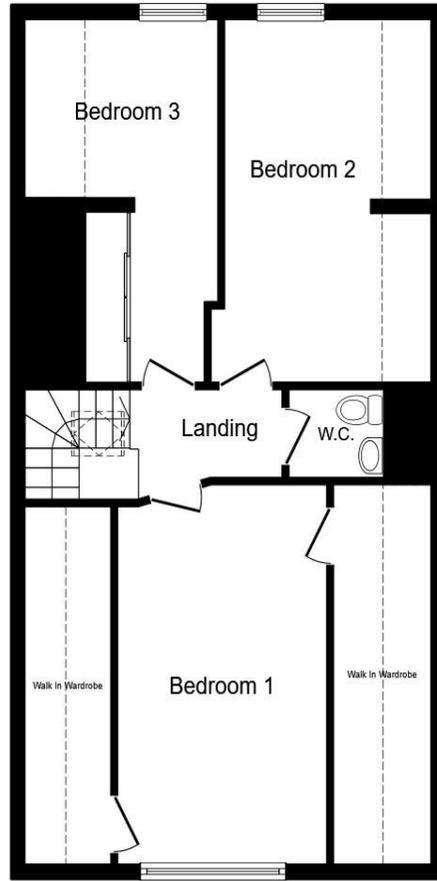
**Westcroft Drive, Ossett**

A unique and deceptively spacious family home in the heart of the coal running race of Gawthorpe.  
No upper chain.

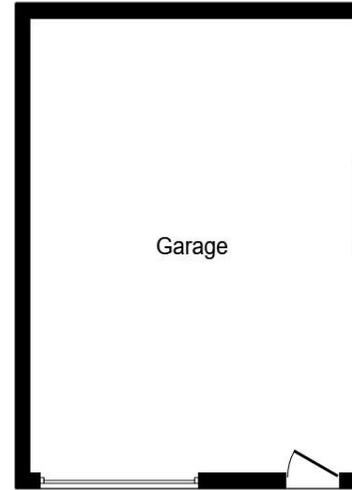




**Ground Floor**



**First Floor**



**Garage**

Total floor area 168.1 m<sup>2</sup> (1,810 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hallway**

9' 1" max x 9' max ( 2.77m max x 2.74m max )

**Kitchen Dining Room**

20' max x 10' 1" max ( 6.10m max x 3.07m max )

**Utility Room**

9' 1" max x 7' 1" max ( 2.77m max x 2.16m max )

**Living Room**

20' max x 10' max ( 6.10m max x 3.05m max )

**Bedroom Two**

16' max x 9' 1" max ( 4.88m max x 2.77m max )

**Bedroom One**

16' 11" max x 10' max ( 5.16m max x 3.05m max )

**Study/Bedroom Four**

9' max x 8' max ( 2.74m max x 2.44m max )

.

**Bedroom Three**

11' max x 8' max ( 3.35m max x 2.44m max )

.

**Garage**

21' max x 16' max ( 6.40m max x 4.88m max )

welcome to

## Westcroft Drive, Ossett

- Four-bedroom unique detached home
- Holds a great deal of privacy
- Spacious driveway for several Vehicles
- Two W.C.
- Utility room

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£450,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK128034](http://williamhbrown.co.uk/Property/WAK128034)



Property Ref:  
WAK128034 - 0004

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